



Wasatch County Council Meeting Minutes

DRAFT Minutes for January 21, 2026

The Wasatch County Council met in regular session live and on-line Wednesday, January 21, 2026, in the Wasatch County Chambers located in the Wasatch County Administrative Building at 25 North Main, Heber City, Utah 84032.

A video recording of the meeting may be viewed by using the Wasatch County Public Portal (<https://wasatchcount.portal.civicclerk.com/>) and selecting the desired meeting.

Call to Order

1. Prayer/Remarks - Colleen Bonner
2. Pledge of Allegiance - Karl McMillan

Public Comment

Public comments will be accepted in-person or via Zoom Webinar. Please limit comments to three minutes. If action is necessary, the item will be listed on a future agenda. The Council may elect to discuss the item if it is an immediate matter of concern. Email public comments to publiccomment@wasatchcounty.gov.

Summary: Neysa Holmes — Questioned why she was not put on the agenda as requested, and concerns regarding the sheriff's office.

Call for Agenda Items

Summary: Council member Karl McMillan asked if there were any topics to be added as a future agenda item.

Dustin Grabau - Request to authorization for a CPACE loan.

Luke Searle - Joint Meeting with Heber City to discuss North 40, 900 N and Potter Lane, to preserve that area.

Municipal Building Authority

Summary:

Action Taken: Councilmember Crittenden made a motion to go into the **Municipal Building Authority**. Councilmember McMillan seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

1. Review and discussion of the WCAB Project Finance Plan - Richard Breitenbeker

Summary: Council instructed staff to proceed according to a finance plan for the new admin building presented on 9.18.24. That plan includes updates brought up through the council subcommittee. This presentation follows through on that plan in anticipation of imminent and significant project milestones, most notably the bond parameters resolutions following this item on today's agenda. We invite council to voice questions or advice before proceeding with allocating financial resources.

Action Taken: Councilmember Crittenden made a motion to **N/A**. Councilmember McMillan seconded the motion. The motion with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

2. Reading of a Statement Resolution: "The Municipal Building Authority of Wasatch County, Utah hereby intends to issue a lease revenue and refunding bond. The purpose of said bond is to provide funds to (a) finance the costs of construction of a new county administration building and all related improvements (the "Project"); (b) refund certain outstanding bonds of the Authority; (c) fund any required debt service reserve fund; and (d) pay costs associated with the issuance of the Bonds. The estimated amount of the bond is \$45,000,000." - Dustin Grabau

Summary: This bond is necessary to complete the financing for the new administration building. Bond council would like the Municipal Building Authority (council) to state by resolution the intent and purpose of the bonds.

3. Consideration for adoption of a resolution authorizing the issuance and sale by the Municipal Building Authority of Wasatch County, Utah of not more than \$45,000,000 aggregate principal amount of its Lease Revenue and Refunding Bonds, Series 2026; and related matters. - Dustin Grabau

Summary: The Admin Building Finance Plan presented to council on 9.18.24 anticipated a bond parameters resolution in late 2025 prior to beginning construction on the new building. Construction is now expected to begin in Spring 2026. This bond parameters resolution authorizes the Municipal Building Authority to secure the funds necessary to fully complete the project, though it is expected the project will spend down bond funds prior to exhausting other funding sources. This resolution also includes a re-issuance of the 2024 lease revenue bond for the Wasatch County Courts Expansion in order to save money over the life of that bond through refinancing. The County Manager is seeking approval of bond parameters for the new Wasatch County Administration Building.

Action Taken: Councilmember Searle made A **motion to approve Resolution #26-01 as presented and let the record reflect Erik and Joey are not here** . Councilmember Park seconded the motion.

The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Action Taken: Councilmember Park made a motion to **Adjourn the Municipal Building Authority**. Councilmember Crittenden seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Consent Items

1. Approval of January 7, 2026 Minutes - Clerk/Auditor

Summary: Councilmember Kendall Crittenden made a motion to approve all consent items listed. Councilmember Luke Searle seconded the motion, and the motion carried with the following vote:

Action Taken: Councilmember Crittenden made a motion to **approve the minutes as presented and amend the record to show the vote was unanimous** . Councilmember Searle seconded the motion.

The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

2. Approval of January 14, 2026 Minutes - Clerk/Auditor

Summary: Councilmember Crittenden made a motion to approve all consent items listed. Councilmember Searle seconded the motion, and the motion carried with the following vote:

Action Taken: Councilmember Crittenden made a motion to **Approve the minutes as presented**. Councilmember Searle seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

3. Recommended approval of Sandy Hansen and Joe Re to the Senior Advisory Board - Dustin Grabau

Summary: The county is in the process of amending the senior advisory board code. The intent of that amendment is to shorten the length of the Senior Advisory Board appointments to two years. This appointment would be effective following the implementation of Ordinance 26-02 so that the positions expire at the end of December 2028.

Confirm the appointment of Sandy Hansen and Joe Re to the Senior Advisory Board.

Action Taken: Councilmember Crittenden made a **Motion to approve the appointment of Joe Re and Sandy Hansen conditional on the implementation of the Senior Advisory Code Amendment Ordinance 26-02**.

Councilmember Searle seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

4. Consideration for adoption of a resolution of Wasatch County, Utah (the "County") authorizing and approving the execution and delivery of a Second Amendment to the Master Lease Agreement by and between the County and the Municipal Building Authority of Wasatch County, Utah (the "Authority"); authorizing the issuance and sale by the Authority of not more than \$45,000,000 aggregate principal amount of Lease Revenue and Refunding Bonds; and related matters. - Dustin Grabau

Summary: This is the final step necessary for the execution of the lease revenue bond.

Council must consent to agreements with the MBA necessary for the MBA's execution of the Lease Revenue bonds.

Action Taken: Councilmember Crittenden made a **Motion to approve the consent items as they appear on the agenda.** Councilmember Searle seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Council Items

1. Second Reading of Ordinance # 26-02 enacting changes to the Senior Advisory Board - Kendall Crittenden

Summary: Wasatch County Code currently has Senior Advisory Board members serving four-year terms. After discussions with current and potential board members, they would prefer to have shorter terms so that the commitment is more limited. To that end, the proposed code amendment would decrease the term to two years from four.

Should the county code be amended to decrease the length of a term of a Senior Advisory Board member from four years to two years?

Action Taken: Councilmember Crittenden made a motion to **Approve Ordinance 26-02 as presented.** Councilmember Bonner seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Council/Board Reports

Summary: Councilmember McMillan asked if there were any council/board report to be presented.

Councilmember Nelson — The Heritage event has been pushed off formally for 2026 seeking more direction and funding.

Councilmember Bonner — Red, White, and Blue is planning for July 3, 2026. Free concert, events all day, ends mid-afternoon.

RPO - Work together with Heber City Utah Open Lands, on how we can preserve the land at N 900 & Potter Lane. Maybe UDOT can help with the mitigation of wet land.

Councilmember McMillan — I spoke with Greg McPhie who is on the Merit Commission Committee, and they want to create a three-member board to meet with them about anything pertaining to the Sheriff's Office. One councilmember, so whatever happens, it can be brought back to the council.

Councilmember Crittenden - Pam Patrick has ideas for the 250th anniversary of veterans, and would like ideas from the veterans group.

Councilmember Searle — Wasatch County Library was named Community partner of the year by the Chamber of Commerce.

Manager's Report

Closed Session - as needed

Closed sessions may be held in accordance with Utah State Code 52-4-205 to discuss the following: Purchase, Exchange or Lease of Property; Pending or Reasonably Imminent Litigation; The Character, Professional Competence, or Physical or Mental Health of an Individual.

Summary: Councilmember McMillan indicated that there was a need for a closed session to discuss the exchange or lease of property and pending or reasonably imminent litigation.

ACTION TAKEN: Councilmember Crittenden made a motion to go into closed session. Council member Colleen Bonner seconded the motion.

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Action Taken: Councilmember Bonner made a motion to come out of closed session . Kendall Crittenden seconded the motion.

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Public Hearings 6:00

1. Rhett Riding, representing Storied Deer Valley, LLC, requests amended Master Plan and Preliminary Subdivision approval for a 3,021 square foot building for the HOA management, located in Section 26, Township 2S, and Range 5E in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-11279) - Anna Anglin

Summary: The subject property is located within the Tuhaye Master Planned Community. . Under the currently approved master plan, the parcel proposed for development is designated as open space. The applicant is requesting an amendment to the master plan to change the land use designation from Open Space to Neighborhood Commercial in order to allow for the development of an office building to serve the Tuhaye Homeowners Association. In conjunction with the master plan amendment, the applicant is also seeking preliminary subdivision approval to create a new 2.52-acre lot.

Whether the application meets the applicable laws governing the use and development of land in Wasatch County for a proposed 2.52-acre lot split from an existing 35.77-acre open space parcel and a master plan amendment to change a portion of the open space to neighborhood commercial to allow the HOA office building located in the Tuhaye development in the Jordanelle Basin Overlay Zone (JBOZ).

ACTION TAKEN: Councilmember McMillan asked if there were any public comments. There was none, taken back to the council.

Action Taken: Councilmember Bonner made a motion **that we approve the request amending master plan and preliminary subdivision approval for a 3,021 square foot building for the HOA Management located in section 26, Township 2S and Range 5E in the Jordanelle Basin Overlay Zone. With the findings and conditions presented by the planning commission,** Councilmember Nelson seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

2. The Crossings at Lake Creek I, LLC requests a Plat Amendment to The Crossings at Lake Creek Phase No. 1 in order to amend the boundaries of Lot C, a designated open space lot, that would adjust the location of the parcel but maintain the same size for the parcel located at approximately 340 S Lindsay Hill Road in the Residential Agriculture 1 (RA-1) zone. (DEV-11210) - Austin Corry

Summary: The subject property is recorded as Open Space Lot C within The Crossings at Lake Creek Phase I, which was platted in March 2005. The applicant now seeks to amend the boundaries of this open space lot to accommodate the layout of a proposed Phase 11, which is under review by the Development Review Committee. The proposed amendment would modify the boundaries of Lot C by removing the portion that overlaps with the proposed Phase 11 and adding adjacent un-platted land identified for a future phase of the project. The resulting open space lot would maintain the same total acreage but in a revised configuration.

Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing the land use in Wasatch County.

Action Taken: Councilmember Park made a motion to **Recommendation for Approval to the County Council for item 3 consistent with the findings and subject to the conditions presented in the staff report..** Councilmember Crittenden seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

3. Ordinance 26-01 regarding updates to various sections of the Wasatch County Code to address changes required by state legislation contained in HB 368: Local Land Use Amendments, and related updates and revisions. - Jon Woodard

Summary: Planning Commission recommends that the Wasatch County Council adopt Ordinance 26-01 in order to comply with HB 368 and SB 1006, and to advance the purposes of this Ordinance, as presented.

This ordinance codified changes that mostly responded to hundreds of pages of code enacted by the Utah legislature.

Action Taken: Councilmember Searle made a motion to **approve Ordinance 26-01 and I do that regrettably because I hope we will be adding these costs or these administrative parts on there.**

Councilmember Park seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Adjournment

Summary: Councilmember McMillan asked to adjourn the meeting.

Action Taken: Councilmember Park made a motion to . Councilmember Bonner seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Karl McMillan, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Karl McMillan/Chairman

Joey D. Granger/Clerk/Auditor